

FILED
GREENVILLE CO. S. C.

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JOHN S. TAYLOR
R.M.C.

MORTGAGE

1430 1058

THIS MORTGAGE is made this 28th day of April 1978, between the Mortgagor, Robert L. Hester, III (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of The State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-three Thousand Two Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2003;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 18 as shown on plat entitled "Property of George L. Coleman, Jr." recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-N, at Page 90, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING AT an iron pin on the western side of Tubbs Mountain Road, at the joint front corner of lots 17 and 18, and running thence S. 77-14 W., 209.2 feet to an iron pin at the rear corner of said lots; thence along the rear line of lot 18, S. 16-10 E., 114.9 feet to an iron pin on a proposed road; thence along the proposed road, N. 78-43 E., 11 feet to an iron pin; thence continuing along the said proposed road, N. 78-43 E., 168.3 feet to an iron pin at the corner of a proposed road and Tubbs Mountain Road; thence with the corner of the proposed road and Tubbs Mountain Road, N. 31-49 E., 34.2 feet to an iron pin on Tubbs Mountain Road; thence with Tubbs Mountain Road N. 13-18 E., 95 feet to the point of beginning.

For deed into Grantor see deed from George L. Coleman, Jr., dated March 22, 1978, and recorded herewith.

Mortgagee's mailing address: 203 State Park Road, Travelers Rest, SC

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which has the address of Tubbs Mountain Road, Travelers Rest, S. C. 29690 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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